

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RESPECTING
FINAL DESIGNATION OF REDEVELOPER AND PROPOSED DISPOSITION OF
PARCEL 2H IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, PROJECT
NO. MASS. R-35

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter-identified project; and

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, pursuant to Authority vote of February 20, 1969, Parcel 2H was advertised for commercial development; and

WHEREAS, pursuant to the Authority's offering, Hawkins Street Associates Realty Trust has expressed an interest in building an office building of approximately 42,000 square feet at an estimated cost of \$1,500,000;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Hawkins Street Associates Realty Trust be and hereby is designated as redeveloper of Disposition Parcel 2H.
2. That disposal of said Parcel by fixed-price competition is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Hawkins Street Associates Realty Trust possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the Project Area.
4. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Hawkins Street Associates Realty Trust, a joint venture comprised of Capitol Bank and Trust Company, Felix D. Paige and Norman G. Gear, as Buyer, providing for the conveyance by the Authority of Disposition Parcel 2H in consideration of a purchase price subject to HUD concurrence and the Buyer's agreement to develop the property with an office building of approximately 42,000

square feet which shall include a substantial restaurant open to the public; such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed to which a Certificate of this Resolution is attached shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority; provided, however, that no such Land Disposition Agreement shall be executed and delivered and no Deed conveying said property shall be executed and delivered by the Director unless and until said Hawkins Street Associates Realty Trust shall have ~~executed~~ a long-term lease on reasonable terms to the Boston College Downtown Club for a reasonable amount of space within said building to accommodate the Club's activities, including club rooms and office and dining rooms and shall also have agreed that said restaurant shall provide food service to the Club on reasonable terms, which lease shall be subject to the approval of the General Counsel.**

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Following amendments to above document voted at
meeting of September 17, 1970

* entered into an agreement giving the Boston College Downtown Club the option to execute no later than April 30, 1971

** If after execution of said agreement between the Hawkins Street Associates Realty Trust and the Boston College Downtown Club, a lease is not executed before April 30, 1971, the Redeveloper shall be free to lease space to another tenant.

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VOTED: To amend the Resolution adopted by the Authority on September 4, 1969, designating the Hawkins Street Associates Realty Trust as Redeveloper of Parcel 2H in the Government Center Project Area by deleting the word "executed" in Paragraph 4, Line 20, and inserting the words "entered into an agreement giving the Boston College Downtown Club the option to execute no later than April 30, 1971," and by adding after the words "General Counsel" on Line 25 the sentence: "If after execution of said agreement between the Hawkins Street Associates Realty Trust and the Boston College Downtown Club, a lease is not executed before April 30, 1971, the Redeveloper shall be free to lease space to another tenant."

MEMORANDUM

September 17, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: GOVERNMENT CENTER URBAN RENEWAL PROJECT, MASS. R-35
PARCEL 2H
AMENDMENT TO RESOLUTION DESIGNATING REDEVELOPER

On September 4, 1969, the Authority approved a resolution designating finally the Hawkins Street Associates Realty Trust as Redeveloper of Parcel 2H in the Government Center. At the same time, the Director was authorized to execute and deliver a Land Disposition Agreement and Deed for said parcel only if, as a prior condition, the Redeveloper had executed a long-term lease on reasonable terms to the Boston College Downtown Club.

Since that time, both the Redeveloper and the Downtown Club have negotiated in good faith but have been unable to reach an accord. Therefore, the Redeveloper has agreed to grant the Downtown Club an option to enter into a lease for the space the Club requires, which option would have to be exercised before April 30, 1971.

Therefore, it is recommended that the resolution be amended to authorize the Director to execute and deliver a Land Disposition Agreement and Deed to Parcel 2H after said option agreement has been executed. If after the execution of said option agreement a lease is not executed before April 30, 1971, the Redeveloper would be free to lease space to another tenant.

An appropriate vote is attached.

Attachments

PARCEL 2H SUBMISSIONS
GOVERNMENT CENTER

New Construction

Nicholas Stivaletta, Jr.
850 Providence Highway
Dedham, Massachusetts
Architects: Paul J. Carrol and
Sanford R. Greenfield

Hawkins Street Associates Realty Trust
185 Devonshire Street
Boston, Massachusetts
Architects: J. Timothy Anderson &
Associates, Inc.

Joint Venture:
Capitol Bank & Trust
Felix Paige, Norman Gear

Boston Seaman's Friend Society Co., Inc.
287 Hanover Street
Boston 13, Massachusetts 02184
Architects: Heckert Keller Associates

Peabody Construction Co., Inc.
536 Granite Street
Braintree, Massachusetts 02184
Architects: Drummey, Rosane, Anderson

Commonwealth National Corporation
89 Broad Street
Boston, Massachusetts
Architects: Benjamin Thompson

Wholly Owned Subsidiary of:
Commonwealth National Bank

S. Lawrence Schlager & Paul D. Slater
19 Congress Street
Boston, Massachusetts 02109
Architects: Strickland, Brigham & Eldrige

Rehabilitation

Arnold Ginsberg
40 Court Street
Boston, Massachusetts 02108
Architects: McKinnon & Associates

MEMORANDUM

September 4, 1969

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Government Center Urban Renewal Project, Mass. R-35
Parcel 2H
Final designation of developer and authorization to convey Parcel 2H

On July 7, the return date for responses to the offering of Parcel 2H in the Government Center, seven Letters of Interest were received--six proposals of construction and one proposal for rehabilitation. A list of those submitting proposals is attached hereto.

I feel that the response indicates that economically a development involving new construction as opposed to rehabilitation on this parcel is desirable. Moreover, the one proposal received for rehabilitation was clearly inferior to several of the new construction proposals. While several of the new construction proposals were sufficiently meritorious to warrant consideration and three were of notably high quality, it is my opinion that the proposal submitted by the Hawkins Street Associates Realty Trust is superior to the others due to the design quality of the proposal. This group also is strong because of the financial resources of the principals and the reputation of the architectural firm involved.

Hawkins Street Associates Realty Trust is a joint venture with the beneficial interests being owned by the Capitol Bank and Trust Company, Felix D. Paige and Norman G. Gear. Messrs. Paige and Gear are from Weston and Newton, respectively. The architect is J. Timothy Anderson & Associates, Inc., associated with Haldeman & Goransson Associates. The proposal is for an office building of approximately 42,000 square feet at an estimated cost of \$1,500,000. The major tenant would be the Capitol Bank (home office and branch). The development would also include a high-quality restaurant, and the developers are prepared to offer space to the Boston College Downtown Club.

It is recommended that the Authority designate Hawkins Street Associates Realty Trust as the redeveloper of Disposition Parcel 2H and authorize the Director to execute a Land Disposition Agreement and convey said property.

An appropriate resolution is attached.

Attachments